



**FARMERS
BRANCH**

ORDINANCE NUMBER 2164

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A **TUNE-UP SHOP AT 11925 JOSEY LANE** AND WITHIN THE LOCAL RETAIL-2 (LR-2) ZONING DISTRICT, PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amendments to the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said specific use permit be granted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a "Tune-Up Shop" on a 0.49 acre tract located at 11925 Josey Lane and within the Local Retail-2 (LR-2) zoning district.

SECTION 2. That said tune-up shop shall be constructed, maintained and operated in the manner shown on the approved site plan attached as Exhibit "A".

SECTION 3. That the tune-up shop shall be operated in conformance with the following conditions:

1. All tune-up work shall be conducted exclusively within the building.

2. Wall signage be consistent with the uses permitted by the Local Retail-2 zoning district and must comply with the standards of the Comprehensive Zoning Ordinance.
3. The Texas Department of Highways grant approval prior to any landscaping being installed within the State right-of-way along the LBJ Freeway frontage road.
4. All vehicle use areas shall be paved with asphalt or concrete in accordance with City of Farmers Branch engineering standards.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas as herein amended by the granting of a Specific Use Permit for a "Tune-Up Shop "at 11925 Josey Lane.

SECTION 5. Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase, provision, or word of this ordinance shall be judged invalid or unconstitutional such judgement shall not affect the remainder of this ordinance.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this 23 City of January, 1995.

APPROVED:



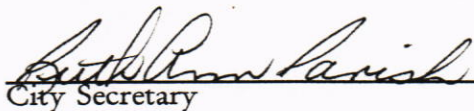
Mayor

APPROVED AS TO FORM:

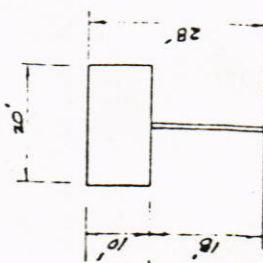


City Attorney

ATTEST:



City Secretary



STATISTICAL SUMMARY

TOTAL SITE AREA = 21,515 SQ. FT.

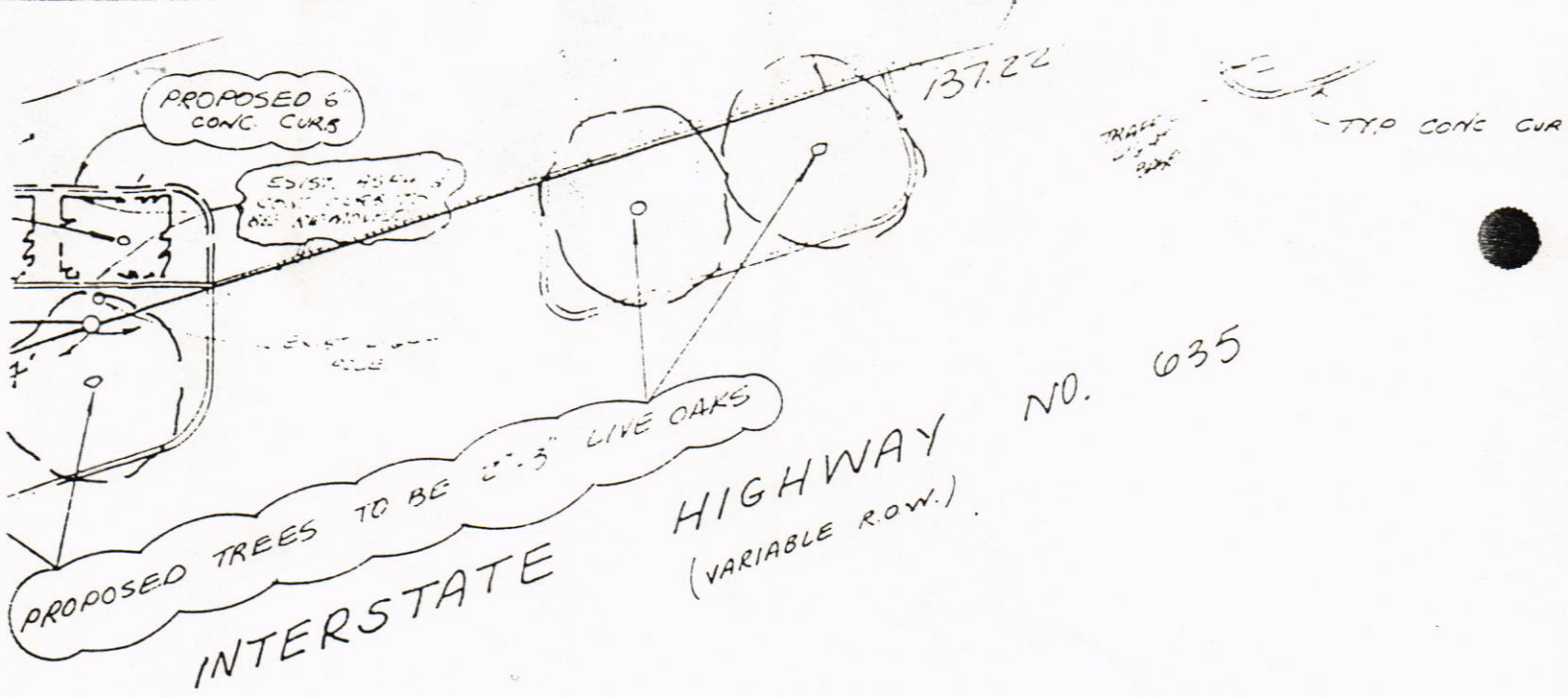
TOTAL BUILDING AREA = 2,086.5 SQ. FT.

LANDSCAPED AREA REQUIRED = 933 SQ. FT.

LANDSCAPED AREA PROVIDED = 1,175 SQ. FT.

PARKING SPACES REQUIRED = 5

PARKING SPACES PROVIDED = 10 + 1 HANDI-CAP



NOTE: ALL UTILITIES, IMPROVEMENTS, PAVEMENT & APPROACHES ARE EXISTING UNLESS OTHERWISE NOTED

NOTE: EXISTING FLOOR PLAN, EXTERIOR COLORS & BUILDING MATERIALS ARE NOT TO CHANGE FROM EXISTING CONDITIONS.

NOTE: ALL LANDSCAPED AREAS TO BE TURF GRASS UNLESS OTHERWISE NOTED.